

File #: **29007**

Owner's Name: Sanabria, Jorge & Giselle

Agent: Joel Reed

Type of Application: **PC VARIANCE (new application)**

Key: Key Largo

RE: 00524100-000000
00524110-000000

Additional Information added to File 29007

End of Additional File 29007

County of Monroe
Growth Management Division

**Planning & Environmental Resources
Department**

2798 Overseas Highway, Suite 410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



Board of County Commissioners

Mayor George Neugent, Dist. 2
Mayor Pro Tem Sylvia J. Murphy, Dist. 5
Kim Wigington, Dist. 1
Heather Carruthers, Dist. 3
Mario Di Gennaro, Dist. 4

We strive to be caring, professional and fair

Date: 1/29/09

Time: 10am

Dear Applicant:

This is to acknowledge submittal of your application for RC Variance
Type of application

Sanabria

Project / Name

to the Monroe County Planning Department.

We are unable at this time to issue a receipt of your application, as it will take our staff two working days to determine that all required materials related to your application have been submitted. All applications received after 12:00 Noon will be considered as submitted the following working day.

Also, as required by Monroe County Code, planning staff will review your application after acceptance, to deem it complete within an additional fifteen working days.

Thank you.

Planning Staff



APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



REVISED

Variance Application to the Monroe County Planning Commission

Monroe County Code §9.5-524

An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review

Planning Commission Variance Application Fee: \$1,608.00

In addition to the application fee, the following fees also apply:

Advertising Costs: \$735.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

Date of Submittal: 01 / 12 / 2009
Month Day Year

Property Owner:

Jorge and Giselle Sanabria
Name
63 Waterways Drive, Key Largo, FL 33037
Mailing Address
305-451-1467
Daytime Phone
jorge_insurance@bellsouth.net
Email Address

Agent (if applicable):

Reed & Company Development Services, Inc.
Name
91700 Overseas Hwy, Suite 1, Tavernier, FL 33070
Mailing Address
305-852-4852
Daytime Phone
joelreed@keysdevelopment.com
Email Address

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet)

<u>5</u>	<u>10 & 11</u>	<u>Key Largo Park</u>	<u>Key Largo</u>
Block	Lot	Subdivision	Key
<u>00524100-000000 and 00524110-000000</u>		<u>1643351 and 1643360</u>	
Real Estate (RE) Number		Alternate Key Number	
<u>N/A Undeveloped</u>		<u>approx. 100</u>	
Street Address		Approximate Mile Marker	

APPLICATION

Land Use District Designation(s): Suburban Commercial (SC)

Present Land Use of the Property: Undeveloped

Total Land Area: 12,500 per property record card

Please provide the standard required by the land development regulations: 25 foot front yard, 30 foot scenic corridor, Loading zone
(i.e. front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Please provide that requested: Please see attached Variance Request table
(i.e. front yard setback of 10 feet, 70 off-street parking spaces, etc.)

Pursuant to Monroe County Code Sections 9.5-524 & 9.5-523(f), all of the following standards must be met in order to receive variance approval. Please describe how each standard shall be met.

- 1) The applicant shall demonstrate a showing of good and sufficient cause;
The configuration of the site with three (3) front setback requirements presents
difficult design challenges. The proposed development is for office space on the first
floor and three affordable housing units which will not require a dumpster or a loading zone.
- 2) Failure to grant the variance would result in exceptional hardship to the applicant;
Without the required variances it would be impossible to construct the proposed
development on the site. We face a very unique circumstance that is different from
most lots in that we are required to have three (3) front yard setbacks.
In addition most other properties do not have a vegetated buffer of 50' feet in front of their
property. In addition to the setback requirements of 25' a 30' district boundary buffer would
result in very little developable area.
- 3) Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public;
No, In fact the property has been designed to keep more of the buffer along Miami Ave., and
to locate the development closer to Park drive across the street from an already developed
commercial area. In addition the development proposes clustering of the development as
to minimize impact to the hammock and proposes to develop three (3) affordable housing units.
- 4) Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district;
Yes, the property has three front setbacks which is unique to this property. This property
also had a 100' of right of way and contains hammock so there is a development challenge
in trying to place the development in a manner that will impact the the hammock as little
as possible.
- 5) Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of this chapter or established development patterns;
NO

APPLICATION

- 6) Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family;

NO

- 7) Granting the variance is not based on the domestic difficulties of the applicant or his family; and

NO

- 8) The variance is the minimum necessary to provide relief to the applicant.

Yes, we had originally applied for a 1,500 square foot commercial building on one lot and based our development proposal on a clearing allowance of 60%. We have since revised the request down to a 1900 square foot commercial building and are proposing a development which stays within the more restrictive 40% clearing allowance.

All of the following must be submitted in order to have a complete application submittal:
(Please check as you attach each required item to the application)

- ☒ Complete variance application (unaltered and unbound); and
- ☒ Correct fee (check or money order to Monroe County Planning & Environmental Resources); and
- ☒ Proof of ownership (i.e. Warranty Deed); and
- ☒ Current Property Record Card(s) from the Monroe County Property Appraiser; and
- ☒ Location map; and *see site plan*
- ☒ Photograph(s) of site from adjacent roadway(s); and *N/A*
- ☒ Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – sixteen (16) sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat); and *10 copies per planning*
- ☒ Signed and Sealed Site Plans, prepared by a Florida registered architect, engineer or landscape architect – sixteen (16) sets (drawn to a scale of one (1) inch equals twenty (20) feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following: *10 copies per planning*
 - ☒ Date, north point and graphic scale; and
 - ☒ Boundary lines of site, including all property lines and mean high-water lines; and
 - ☒ Land use district of site and any adjacent land use districts; and
 - ☒ Locations and dimensions of all existing and proposed structures and drives; and
 - ☒ Type of ground cover (i.e. concrete, asphalt, grass, rock); and
 - ☒ Adjacent roadways; and
 - ☒ Setbacks as required by the land development regulations; and
 - ☒ Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones; and
- ☒ Typed name and address mailing labels of all property owners within a 300 foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included; and

APPLICATION

If applicable, the following must be submitted in order to have a complete application submittal:

- ☒ Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the subject property)

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: _____

Date: _____

Sworn before me this _____

day of _____



Brenedy Harley
Commission # DD584802
Expires September 5, 2010
Recorded by FPM - Registered - REC - 00000000000000000000

Notary Public
My Commission Expires _____

Please send the complete application package to the Monroe County Planning & Environmental Resources Department, Marathon Government Center, 2798 Overseas Highway, Suite 400, Marathon, FL 33050.

Jorge Sanabria
63 Waterways Drive
Key Largo, FL 33037

December 16, 2008

Marathon Government Center
2798 Overseas Highway Suite 400
Marathon, FL 33050

RE: Development Permitting for Lots 10 and 11, Block 5 AMD Plat of PB3-62
Key Largo Park, Key Largo and further described by Real Estate
Numbers: 00524100-000000 and 00524110-000000

To Whom It May Concern:

Please be advised that this letter will certify that:

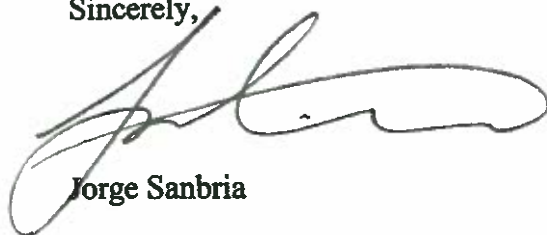
Reed & Company Development Services, Inc.
91700 Overseas Highway, Suite 1
Tavernier, FL 33070
Phone: 305-852-4852

will act as an agent on behalf of Jorge Sanabria in order to assist with application and permitting submissions and retrievals of all documents in the above described project(s).

Reed and Company Development Services, Inc. will therefore be listed as the contact person and will acquire any additional information that the Permitting Agencies are requesting from all professionals involved. Please refer to him for, but not limited to, any inquiries, request for additional information, phone conversations, etc.

If there is anything else you require regarding this letter, please do not hesitate to contact me at the above listed address and/or phone number. Thank you for your time in this matter.

Sincerely,



Jorge Sanbria

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
 fax (305) 292-3501

Property Record View

Alternate Key: 1643351 Parcel ID: 00524100-000000

Ownership Details

Mailing Address:
 SANABRIA JORGE AND GISELLE
 63 WATERWAYS DR
 KEY LARGO, FL 33037

Property Details

PC Code: 10 - VACANT COMMERCIAL
 Millage Group: 500K
 Affordable Housing: No
 Section-Township-Range: 28-61-39
 Property Location: KEY LARGO
 Subdivision: KEY LARGO PARK AMD
 Legal Description: BK 5 LT 10 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR8-427-428 OR1327-2493/94 OR2149-189

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
1M0H - COMMERCIAL HIGHWAY	65	100	6,500.00 SF

Building Summary

Number of Buildings: 0
 Number of Commercial Buildings: 0
 Total Living Area: 0
 Year Built: 0

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2008	0	0	19,500	19,500	19,500	0	19,500
2007	0	0	13,650	13,650	13,650	0	13,650
2006	0	0	13,650	13,650	13,650	0	13,650
2005	0	0	13,650	13,650	13,650	0	13,650

2004	0	0	22,750	13,650	13,650	0	13,650
2003	0	0	22,750	13,650	13,650	0	13,650
2002	0	0	22,750	13,650	13,650	0	13,650
2001	0	0	22,750	13,650	13,650	0	13,650
2000	0	0	22,750	13,650	13,650	0	13,650
1999	0	0	22,750	13,650	13,650	0	13,650
1998	0	0	22,750	13,650	13,650	0	13,650
1997	0	0	22,750	13,650	13,650	0	13,650
1996	0	0	22,750	13,650	13,650	0	13,850
1995	0	0	22,750	22,750	22,750	0	22,750
1994	0	0	22,750	22,750	22,750	0	22,750
1993	0	0	22,750	22,750	22,750	0	22,750
1992	0	0	22,750	22,750	22,750	0	22,750
1991	0	0	22,750	22,750	22,750	0	22,750
1990	0	0	22,750	22,750	22,750	0	22,750
1989	0	0	22,750	22,750	22,750	0	22,750
1988	0	0	22,750	22,750	22,750	0	22,750
1987	0	0	22,750	22,750	22,750	0	22,750
1986	0	0	19,500	19,500	19,500	0	19,500
1985	0	0	19,500	19,500	19,500	0	19,500
1984	0	0	19,500	19,500	19,500	0	19,500
1983	0	0	16,156	16,156	16,156	0	16,156
1982	0	0	16,156	16,156	16,156	0	16,156

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
8/30/2005	2149 / 189	175,000	WD	M
10/1/1994	1327 / 2493	1	WD	M

This page has been visited 36,472 times.

Monroe County Property Appraiser
Ervin A. Higgs, CFA
P.O. Box 1176
Key West, FL 33041-1176

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
 fax (305) 292-3501

Property Record View

Alternate Key: 1643360 Parcel ID: 00524110-000000

Ownership Details

Mailing Address:
 SANABRIA JORGE AND GISELLE
 63 WATERWAYS DR
 KEY LARGO, FL 33037

Property Details

PC Code: 10 - VACANT COMMERCIAL
 Millage Group: 500K
 Affordable Housing: No
 Section-Township-Range: 28-61-39
 Property Location: KEY LARGO
 Subdivision: KEY LARGO PARK AMD
 Legal Description: 8K 5 LT 11 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO OR8-427-428 OR1327-2493/94 OR2149-189

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
1M0H - COMMERCIAL HIGHWAY	60	100	6,000.00 SF

Building Summary

Number of Buildings: 0
 Number of Commercial Buildings: 0
 Total Living Area: 0
 Year Built: 0

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2006	0	0	18,000	18,000	18,000	0	18,000
2007	0	0	12,600	12,600	12,600	0	12,600
2006	0	0	12,600	12,600	12,600	0	12,600
2005	0	0	12,600	12,600	12,600	0	12,600

2004	0	0	21,000	12,600	12,600	0	12,600
2003	0	0	21,000	12,600	12,600	0	12,600
2002	0	0	21,000	12,600	12,600	0	12,600
2001	0	0	21,000	12,600	12,600	0	12,600
2000	0	0	21,000	12,600	12,600	0	12,600
1999	0	0	21,000	12,600	12,600	0	12,600
1998	0	0	21,000	12,600	12,600	0	12,600
1997	0	0	21,000	12,600	12,600	0	12,600
1996	0	0	21,000	12,600	12,600	0	12,600
1995	0	0	21,000	21,000	21,000	0	21,000
1994	0	0	21,000	21,000	21,000	0	21,000
1993	0	0	21,000	21,000	21,000	0	21,000
1992	0	0	21,000	21,000	21,000	0	21,000
1991	0	0	21,000	21,000	21,000	0	21,000
1990	0	0	21,000	21,000	21,000	0	21,000
1989	0	0	21,000	21,000	21,000	0	21,000
1988	0	0	21,000	21,000	21,000	0	21,000
1987	0	0	21,000	21,000	21,000	0	21,000
1986	0	0	18,000	18,000	18,000	0	18,000
1985	0	0	18,000	18,000	18,000	0	18,000
1984	0	0	18,000	18,000	18,000	0	18,000
1983	0	0	14,913	14,913	14,913	0	14,913
1982	0	0	14,913	14,913	14,913	0	14,913

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
8/30/2005	2149 / 189	1	WD	M
10/1/1994	1327 / 2493	1	WD	M

This page has been visited 36,504 times.

Monroe County Property Appraiser
Ervin A. Higgs, CFA
P.O. Box 1176
Key West, FL 33041-1176

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Carla L. Bahn
Coral Reef Title Company
P.O. Box 318
Islamorada, FL 33036
Property Appraisers Parcel Identification
Numbers: 00524100000000/00524110000000

08/07/2005 11:40AM
DED DOC STAMP CL: RHONDA \$1,225.00

Doc# 1539885
Bk# 2149 Pg# 189

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS TRUSTEE'S DEED, made the 30th day of August, 2005 by Roberta C. Mondres, a married woman, individually and as Successor Trustee of the Mollie Leder Revocable Inter Vivos Trust U/T/D July 26, 1994, herein called the grantor, to Jorge Sanabria and Giselle Sanabria, husband and wife whose post office address is 63 Waterways Drive, Key Largo, FL 33037, hereinafter called the Grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, acting under the power and authority to him granted by said Trust Agreement for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, to him in hand paid by the said Grantees, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, and convey unto the said Grantees the land situate in MONROE County, State of Florida, viz.:

Lots 10 and 11, Block 5, AMENDED PLAT OF KEY LARGO PARK, according to the Plat thereof, as recorded in Plat Book 3 at Page 62 of the Public Records of Monroe County, Florida.

The above described property does not constitute the homestead of the Grantor, nor is it contiguous thereto, as she lives in the State of Virginia.

Subject to: Purchase Money First Mortgage.

TOGETHER, with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and all the right, title, interest, claim and demand whatsoever in and to the said premises.

TO HAVE AND TO HOLD, the same in fee simple forever.

IN WITNESS WHEREOF, the said Grantor has caused this Trustees Deed to be signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Bonnie L. TOTH
Witness #1 Signature
BONNIE L. TOTH
Witness #1 Printed Name
Adam J. Mitchell
Witness #2 Signature
Adam J. Mitchell
Witness #2 Printed Name

Roberta C. Mondres
Roberta C. Mondres
119 Pleasant Lane, Massanutten, VA 22840

STATE OF VIRGINIA
COUNTY OF Rockingham

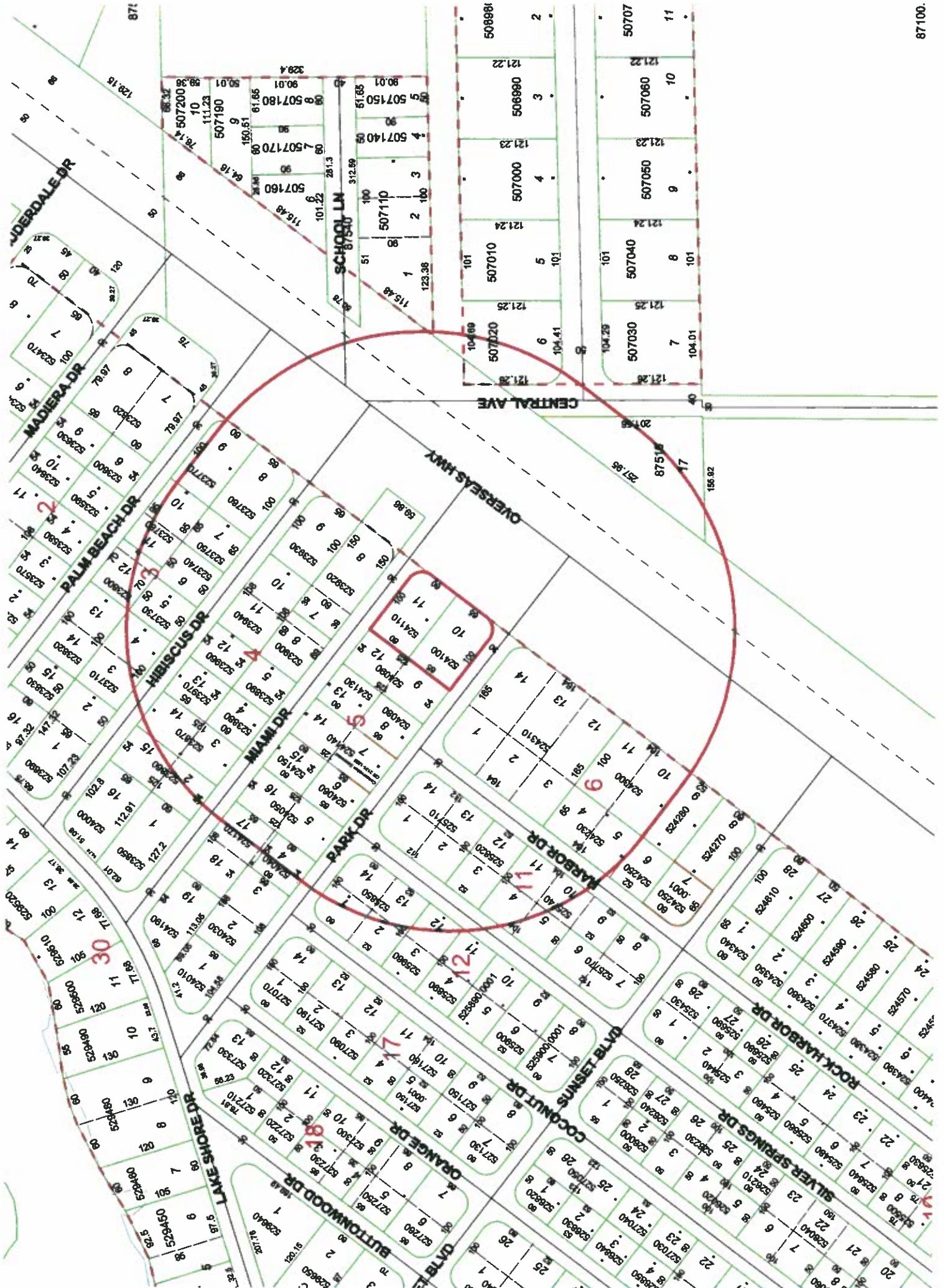
The foregoing instrument was acknowledged before me this 31st day of August, 2005 by of Roberta C. Mondres, a married woman, individually and as Successor Trustee of the Mollie Leder Revoable Inter Vivos Trut U/T/D July 26, 1994, she is personally known to me or has produced Virginia driver's license as identification.

SEAL



Debra L. Frank
Notary Signature
Debra L. Frank
Printed Notary Signature

My Commission expires: 12/31/2006



Monroe County Property Appraiser - Radius Report

AK: 1643050	Parcel ID: 00523800-000000	Physical Location: 30 PALM BEACH DR	KEY LARGO
Legal Description:	N 20' LOT 11 & ALL LOT 12 BLK 3 AMD PLAT OF KEY LA RGO PARK PB3-62 KEY LARGO OR8		
Owners Name:	FALVEY WILLIAM W		
Address::	838 2ND LANE KEY LARGO, FL 33037		
AK: 1643033	Parcel ID: 00523780-000000	Physical Location: 40 PALM BEACH	KEY LARGO
Legal Description:	AMD PLAT OF KEY LARGO PARK PB3-62 KEY LARGO LOT 10 & S 30' LOT 11 BLK 3 OR499-1047		
Owners Name:	WILLIAMS SCOTT MICHAEL & PHYLLIS ANN		
Address::	40 PALM BEACH DR KEY LARGO, FL 33037		
AK: 1642983	Parcel ID: 00523730-000000	Physical Location: 11 HIBISCUS	KEY LARGO
Legal Description:	BK 3 LT 5 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LA RGO OR476-913 OR660-107 OR728-7		
Owners Name:	BOWES VIRGINIA B		
Address::	26 BUNTING DRIVE KEY LARGO, FL 33037		
AK: 1642991	Parcel ID: 00523740-000000	Physical Location: 13 HIBISCUS	KEY LARGO
Legal Description:	BK 3 LT 6 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LA RGO OR476-913 OR660-107 OR728-7		
Owners Name:	HAMBURG TAMARA KAY		
Address::	209 JAMES AVE KEY LARGO, FL 33037		
AK: 1642967	Parcel ID: 00523710-000000	Physical Location: 7 HIBISCUS	KEY LARGO
Legal Description:	BK 3 LT 3 & 4 AMD PLAT OF PB3-62 KEY LARGO PARK KE Y LARGO OR561-1049 OR600-899 O		
Owners Name:	BRIDWELL TONY LEE		
Address::	7 HIBISCUS DRIVE KEY LARGO, FL 33037		
AK: 1643078	Parcel ID: 00523820-000000	Physical Location: 20 PALM BEACH DR	KEY LARGO
Legal Description:	LTS 13 & 14 BK 3 AMD PLAT OF KEY LARGO PARK PB3-62 KEY LARGO OR428-11 OR654-818 O		
Owners Name:	ALLMAN DEAN & MARY		
Address::	20 PALM BEACH DRIVE KEY LARGO, FL 33037		
AK: 1643009	Parcel ID: 00523750-000000	Physical Location: 15 HIBISCUS	KEY LARGO
Legal Description:	BK 3 LT 7 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LA RGO OR462-771 OR1393-63AFF(JB)		
Owners Name:	GOULD TOM J		
Address::	15 HIBISCUS DRIVE KEY LARGO, FL 33037		
AK: 1643025	Parcel ID: 00523770-000000	Physical Location: KEY LARGO	
Legal Description:	BK 3 LT 9 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LA RGO OR6-330-331 OR788-1225 OR7		
Owners Name:	GARCIA PABLO R		
Address::	1 NORTH DR KEY LARGO, FL 33037		
AK: 1643017	Parcel ID: 00523760-000000	Physical Location: KEY LARGO	
Legal Description:	BK 3 LT 8 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LA RGO OR6-328/329 OR810-102D/C C		
Owners Name:	GARCIA PABLO R		
Address::	1 NORTH DR KEY LARGO, FL 33037		
AK: 1643181	Parcel ID: 00523930-000000	Physical Location: 100750 OVERSEAS HWY	KEY LARGO
Legal Description:	BK 4 LT 9 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LA RGO OR127-45 OR522-624D/C OR53		
Owners Name:	DE SOCARRAS BARRY		
Address::	100750 OVERSEAS HIGHWAY KEY LARGO, FL 33037		
AK: 1643173	Parcel ID: 00523920-000000	Physical Location: KEY LARGO	
Legal Description:	BK 4 LT 7 LESS THE NWLY 15' & LT 8 AMD PLAT OF PB 3-62 KEY LARGO PARK KEY LARGO		
Owners Name:	FLORIDA CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS		
Address::	PO BOX 2626 WINTER PARK, FL 32790-2626		
AK: 1643149	Parcel ID: 00523890-000000	Physical Location: KEY LARGO	
Legal Description:	BK 4 LT 5 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LA RGO OR75-337 OR646-414/424 OR6		
Owners Name:	BATES PAUL E		
Address::	84801 OVERSEAS HIGHWAY ISLAMORADA, FL 33036		
AK: 1643122	Parcel ID: 00523870-000000	Physical Location: 10 MIAMI	KEY LARGO
Legal Description:	AMD PLAT OF KEY LARGO PARK PB3-62 KEY LARGO LOT 3 & 14 BLK 4 OR455-74 OR455-75 OR		
Owners Name:	PRATHER RICKEY MASON		
Address::	10 MIAMI DR KEY LARGO, FL 33037		

AK: 1643211	Parcel ID: 00523960-000000	Physical Location: KEY LARGO	
Legal Description:	BK 4 LT 12 AMD PLAT OF PB3-62 KEY LARGO PARK KEY L		ARGO OR75-337 OR646-412/424 OR
Owners Name:	BATES PAUL E		
Address::	84801 OVERSEAS HIGHWAY	ISLAMORADA, FL 33036	
AK: 1643190	Parcel ID: 00523940-000000	Physical Location: 14 HIBISCUS KEY LARGO	
Legal Description:	AMD PLAT OF KEY LARGO PARK PB3-62 KEY LARGO LOTS 1		0 & 11 BLK 4 OR427-855 OR585-146
Owners Name:	LARRIVEE KENNETH J & ILAINE B		
Address::	14 HIBISCUS DR	KEY LARGO, FL 33037	
AK: 1643157	Parcel ID: 00523900-000000	Physical Location: 12 MIAMI DR KEY LARGO	
Legal Description:	AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO LOT 6		& NWLY 15' LOT 7 BK 4 OR145-108 (
Owners Name:	MARTINEZ FERNANDO		
Address::	12 MIAMI DR	KEY LARGO, FL 33037	
AK: 1643220	Parcel ID: 00523970-000000	Physical Location: 6 HIBISCUS KEY LARGO	
Legal Description:	BK 4 LT 13 AMD PLAT OF KEY LARGO PARK PB3-62 KEY L		ARGO OR139-34-35 OR777-1669 OR
Owners Name:	STRACENER TERRIE		
Address::	61 SNAPPER AVENUE	KEY LARGO, FL 33037	
AK: 1643131	Parcel ID: 00523880-000000	Physical Location: 14 MIAMI KEY LARGO	
Legal Description:	BK 4 LT 4 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LA		RGO OR76-305 OR813-1009 OR1135
Owners Name:	BATES PAUL E		
Address::	84801 OVERSEAS HIGHWAY	ISLAMORADA, FL 33036	
AK: 1643114	Parcel ID: 00523860-000000	Physical Location: 8 MIAMI KEY LARGO	
Legal Description:	BK 4 LT 2 AND 15 AMD PLAT OF KEY LARGO PARK PB3-62		KEY LARGO OR560-402 OR777-104
Owners Name:	BRUNNHÖELZL HARRY W AND NANCY L/E		
Address::	8 MIAMI DR	KEY LARGO, FL 33037	
AK: 1643424	Parcel ID: 00524170-000000	Physical Location: 9 MIAMI KEY LARGO	
Legal Description:	AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO LOT 17		, 18 & THE N'LY 5' LOT 4 BLK 5 OR5
Owners Name:	GADDIS GERALD K		
Address::	9 MIAMI DRIVE	KEY LARGO, FL 33037	
AK: 1643297	Parcel ID: 00524040-000000	Physical Location: 13 PARK DR KEY LARGO	
Legal Description:	AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO LOT		4 BLK 5 LESS THE N'LY 5' OR522-6
Owners Name:	BRIDGES JAMES R		
Address::	13 PARK DR	KEY LARGO, FL 33037	
AK: 1643301	Parcel ID: 00524050-000000	Physical Location: 11 PARK DR KEY LARGO	
Legal Description:	BK 5 LOT 5 AND LOT 16 AMD PLAT OF PB3-62 KEY LARGO		PARK KEY LARGO OR109-206 OR
Owners Name:	PHILLIPS MICHELE R		
Address::	4600 NOKOMIS AVENUE	MINNEAPOLIS, MN 55406	
AK: 1643408	Parcel ID: 00524150-000000	Physical Location: KEY LARGO	
Legal Description:	BK 5 LT 15 AMD PLAT OF PB3-62 KEY LARGO PARK KEY L		ARGO OR594-92
Owners Name:	ALBAUGH WILLIAM H & R E VAN ATTA		
Address::	1510 DAVIS DRIVE	TALLAHASSEE, FL 32311	
AK: 1643335	Parcel ID: 00524080-000000	Physical Location: KEY LARGO	
Legal Description:	BK 5 LT 8 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LA		RGO OR8-427/28 OR1327-2493/94 OI
Owners Name:	SANABRIA ALEXANDRE		
Address::	905 NE 34TH AVE APT 103	HOMESTEAD, FL 33030	
AK: 1643343	Parcel ID: 00524090-000000	Physical Location: KEY LARGO	
Legal Description:	BK 5 LTS 9 & 12 AMD PLAT OF PB3-62 KEY LARGO PARK		KEY LARGO OR8-427-428 OR1327-2
Owners Name:	NELSON CAROL T		
Address::	22 SEXTON COVE RD	KEY LARGO, FL 33037	
AK: 1643319	Parcel ID: 00524060-000000	Physical Location: KEY LARGO	
Legal Description:	BK 5 LT 6 AMD PLAT OF PB3-62 KEY LARGO PARK KEY LA		RGO OR581-219 OR1107-1991TD OF
Owners Name:	DE PIERREFEU ALAIN Y TR AG DTD 1/5/2004 C/O FIDUCIARY TRUST COMPANY RNK		
Address::	P O BOX 55806	BOSTON, MA 02205	
AK: 1643394	Parcel ID: 00524140-000000	Physical Location: 3 MIAMI DR KEY LARGO	
Legal Description:	BK 5 LTS 7 & 14 AMD PLAT OF PB3-62 KEY LARGO PARK		KEY LARGO OR408-808 OR755-1459
Owners Name:	VALE JAVIER & IDANIA & RUIZ LAZARO H T/C		
Address::	5801 WEST 3RD AVENUE	HIALEAH, FL 33012	

AK: 1643386	Parcel ID: 00524130-000000	Physical Location: KEY LARGO	
Legal Description:	BK 5 LT 13 AMD PLAT OF PB3-62 KEY LARGO PARK KEY L	ARGO OR8-427/28 OR1327-2493/94 (
Owners Name:	SANABRIA ALEXANDRE		
Address::	905 NE 34TH AVE APT 103	HOMESTEAD, FL 33030	
AK: 1643380	Parcel ID: 00524110-000000	Physical Location: KEY LARGO	
Legal Description:	BK 5 LT 11 AMD PLAT OF PB3-62 KEY LARGO PARK KEY L	ARGO OR8-427-428 OR1327-2493/94	
Owners Name:	SANABRIA JORGE AND GISELLE		
Address::	63 WATERWAYS DR	KEY LARGO, FL 33037	
AK: 1643351	Parcel ID: 00524100-000000	Physical Location: KEY LARGO	
Legal Description:	BK 5 LT 10 AMD PLAT OF PB3-62 KEY LARGO PARK KEY L	ARGO OR8-427-428 OR1327-2493/94	
Owners Name:	SANABRIA JORGE AND GISELLE		
Address::	63 WATERWAYS DR	KEY LARGO, FL 33037	
AK: 1643564	Parcel ID: 00524310-000000	Physical Location: 100694 OVERSEAS HWY KEY LARGO	
Legal Description:	AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO LOTS 1	, 2, 3, 12, 13 & 14 BK 6 OR210-512/51	
Owners Name:	GREEN MONTE		
Address::	88110 OVERSEAS HWY	ISLAMORADA, FL 33036	
AK: 1643483	Parcel ID: 00524230-000000	Physical Location: VACANT LAND ROCK HARBOR DR KEY LARGO	
Legal Description:	BK 6 LTS 4 & 5 AMD PLAT OF PB3-62 KEY LARGO PARK	KEY LARGO OR468-465-466 OR660-	
Owners Name:	GREEN MONTE		
Address::	88110 OVERSEAS HWY	ISLAMORADA, FL 33036	
AK: 1643556	Parcel ID: 00524300-000000	Physical Location: 100660 OVERSEAS HWY KEY LARGO	
Legal Description:	BLK 6 LOTS 10-11 AMD PLAT OF PB3-62 KEY LARGO PA	RK OR468-465-466 OR660-365 OR-	
Owners Name:	GREEN MONTE		
Address::	88110 OVERSEAS HIGHWAY	ISLAMORADA, FL 33036	
AK: 1643530	Parcel ID: 00524280-000000	Physical Location: 100636 OVERSEAS HWY KEY LARGO	
Legal Description:	BK 6 LT 9 AMD PLAT OF KEY LARGO PARK KEY LARGO OR5	52-586 OR552-584 OR552-580 OR64-	
Owners Name:	CRITTERS OF THE KEYS INC		
Address::	100636 OVERSEAS HWY	KEY LARGO, FL 33037	
AK: 1644943	Parcel ID: 00525710-000000	Physical Location: 84 PARK DR KEY LARGO	
Legal Description:	AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO LOTS 1	2 13 & 14 BLK 11 OR38-123/124 OR8	
Owners Name:	SOUTHERN EXPOSURE ASSOCIATES INC		
Address::	2059 OVERSEAS HWY	MARATHON, FL 33050	
AK: 1645052	Parcel ID: 00525820-000000	Physical Location: KEY LARGO	
Legal Description:	BK 11 LTS 3 & 12 AMD PLAT OF PB3-62 KEY LARGO PARK	KEY LARGO OR541-683/684 OR760-	
Owners Name:	MONROE COUNTY FENCE COMPANY		
Address::	P O BOX 297	TAVERNIER, FL 33070	
AK: 1644978	Parcel ID: 00525740-000000	Physical Location: 68 SILVER SPRINGS DR KEY LARGO	
Legal Description:	AMD PLAT KEY LARGO PARK PB3-62 KEY LARGO LTS 4 , 5	& LTS 9 - 11 BLK 11 OR485-993 OR5	
Owners Name:	MATTHEWS HARRY J & VICKI		
Address::	PO BOX 297	TAVERNIER, FL 33070	
AK: 1645087	Parcel ID: 00525850-000000	Physical Location: 73 SILVER SPRINGS DR KEY LARGO	
Legal Description:	AMD PLAT OF PB3-62 KEY LARGO PARK KEY LARGO LOTS	1-2 & 13-14 BK 12 OR409-1086 OR1-	
Owners Name:	MATHIAS ROBERT A JR		
Address::	PO BOX 751	KEY LARGO, FL 33037	
AK: 1645192	Parcel ID: 00525960-000000	Physical Location: 69 SILVER SPRINGS DR KEY LARGO	
Legal Description:	BK 12 LTS 3 & 12 AMD PLAT OF PB3-62 KEY LARGO PARK	KEY LARGO OR180-364 OR420-593	
Owners Name:	LUER NICOLE A		
Address::	69 SILVER SPRINGS DR	KEY LARGO, FL 33037	
AK: 1645125	Parcel ID: 00525890-000000	Physical Location: KEY LARGO	
Legal Description:	BK 12 LOTS 4 AND 11 AMD PLAT OF KEY LARGO PARK PB3	-62 KEY LARGO OR6-58/61 OR955-	
Owners Name:	CASTILLO RENE H		
Address::	BOX 3174	KEY LARGO, FL 33037	
AK: 1624861	Parcel ID: 00507020-000000	Physical Location: KEY LARGO	
Legal Description:	BURLINGTON HEIGHTS PB2-148 KEY LARGO LOT 6 & ISLAN	D OF KEY LARGO PT LOT 18 OR19-3	
Owners Name:	FOR UR TR CONT 1-10-95 FL KEYS MARINE TR C/O ELLIS JOHN P SR TRUSTEE		
Address::	26 S BLACKWATER LN	KEY LARGO, FL 33037	

AK:	1096067	Parcel ID:	00087510-000000	Physical Location:	KEY LARGO
Legal Description:	28 61 39 ISLAND OF KEY LARGO PT LOT 17 LYING E'L Y OF R/W OR19-347 OR876-398DC C				
Owners Name:	BD OF TRS OF THE INTERNAL IMP TR FUND OF THE ST OF FL - % DEP OF ENVIRO PRO - DIV OF ST LANDS				
Address::	3900 COMMONWEALTH BLVD - MAIL STA 115 TALLAHASSEE, FL 32399-3000				
AK:	1096105	Parcel ID:	00087550-000000	Physical Location:	KEY LARGO
Legal Description:	28 61 39 ISLAND OF KEY LARGO PT LOTS 17-18-22-23 -30 G6-42				
Owners Name:	DOT/ST.OF FL (STATE ROAD DEPARTMENT)				
Address::	TALLAHASSEE, FL 32399				
AK:	1643505	Parcel ID:	00524250-000000	Physical Location:	KEY LARGO
Legal Description:	BLK 6 LT 6 AMD PLAT OF KEY LARGO PARK KEY LARGO OR 552-586 OR552-584 OR753-889 OR12				
Owners Name:	BRANDELL KIM AND RONA A				
Address::	PO BOX 2402 KEY LARGO, FL 33037				
AK:	8681771	Parcel ID:	00087100-000200	Physical Location:	KEY LARGO
Legal Description:	28-61-39 ISLAND OF KEY LARGO PART OF LOTS 22 & 23 & ALL OF LT 31 LYING SE'LY OF HW				
Owners Name:	KEY LARGO WASTEWATER TREATMENT DISTRICT				
Address::	P O BOX 491 KEY LARGO, FL 33037				
AK:	1624942	Parcel ID:	00507110-000000	Physical Location:	KEY LARGO
Legal Description:	BK LTS 1-3 BURLINGTON SCHOOL SUBD KEY LARGO PB4-6 7 OR591-296				
Owners Name:	KEY LARGO CHURCH OF CHRIST INC				
Address::	100695 OVERSEAS HWY KEY LARGO, FL 33037				

ALBAUGH WILLIAM H & R E VAN ATTA
1510 DAVIS DRIVE
TALLAHASSEE, FL 32311

ALLMAN DEAN & MARY
20 PALM BEACH DRIVE
KEY LARGO, FL 33037

BATES PAUL E
84801 OVERSEAS HIGHWAY
ISLAMORADA, FL 33036

BD OF TRS OF THE INTERNAL IMP TR FUND OF
THE ST OF FL - % DEP OF ENVIRO PRO - DIV OF
ST LANDS
3900 COMMONWEALTH BLVD - MAIL STA 115
TALLAHASSEE, FL 32399-3000

BOWES VIRGINIA B
26 BUNTING DRIVE
KEY LARGO, FL 33037

BRANDELL KIM AND RONA A
PO BOX 2402
KEY LARGO, FL 33037

BRIDGES JAMES R
13 PARK DR
KEY LARGO, FL 33037

BRIDWELL TONY LEE
7 HIBISCUS DRIVE
KEY LARGO, FL 33037

BRUNNHÖELZL HARRY W AND NANCY L/E
8 MIAMI DR
KEY LARGO, FL 33037

CASTILLO RENE H
BOX 3174
KEY LARGO, FL 33037

CRITTERS OF THE KEYS INC
100636 OVERSEAS HWY
KEY LARGO, FL 33037

DE PIERREFEU ALAIN Y TR AG DTD 1/5/2004
C/O FIDUCIARY TRUST COMPANY RNK
P O BOX 55806
BOSTON, MA 02205

DE SOCARRAS BARRY
100750 OVERSEAS HIGHWAY
KEY LARGO, FL 33037

DOT/ST.OF FL (STATE ROAD DEPARTMENT)
TALLAHASSEE, FL 32399

FALVEY WILLIAM W
838 2ND LANE
KEY LARGO, FL 33037

FLORIDA CONFERENCE ASSOCIATION OF
SEVENTH-DAY ADVENTISTS
PO BOX 2626
WINTER PARK, FL 32790-2626

FOR UR TR CONT 1-10-95 FL KEYS MARINE TR
C/O ELLIS JOHN P SR TRUSTEE
26 S BLACKWATER LN
KEY LARGO, FL 33037

GADDIS GERALD K
9 MIAMI DRIVE
KEY LARGO, FL 33037

GARCIA PABLO R
1 NORTH DR
KEY LARGO, FL 33037

GOULD TOM J
15 HIBISCUS DRIVE
KEY LARGO, FL 33037

GREEN MONTE
88110 OVERSEAS HWY
ISLAMORADA, FL 33036

HAMBURG TAMARA KAY
209 JAMES AVE
KEY LARGO, FL 33037

KEY LARGO CHURCH OF CHRIST INC
100695 OVERSEAS HWY
KEY LARGO, FL 33037

KEY LARGO WASTEWATER TREATMENT
DISTRICT
P O BOX 491
KEY LARGO, FL 33037

LARRIVEE KENNETH J & ILAINE B
14 HIBISCUS DR
KEY LARGO, FL 33037

LUER NICOLE A
69 SILVER SPRINGS DR
KEY LARGO, FL 33037

MARTINEZ FERNANDO
12 MIAMI DR
KEY LARGO, FL 33037

MATHIAS ROBERT A JR
PO BOX 751
KEY LARGO, FL 33037

MATTHEWS HARRY J & VICKI
PO BOX 297
TAVERNIER, FL 33070

MONROE COUNTY FENCE COMPANY
P O BOX 297
TAVERNIER, FL 33070

NELSON CAROL T
22 SEXTON COVE RD
KEY LARGO, FL 33037

PHILLIPS MICHELE R
4600 NOKOMIS AVENUE
MINNEAPOLIS, MN 55406

PRATHER RICKEY MASON
10 MIAMI DR
KEY LARGO, FL 33037

SANABRIA ALEXANDRE
905 NE 34TH AVE APT 103
HOMESTEAD, FL 33030

SANABRIA JORGE AND GISELLE
63 WATERWAYS DR
KEY LARGO, FL 33037

SOUTHERN EXPOSURE ASSOCIATES INC
2059 OVERSEAS HWY
MARATHON, FL 33050

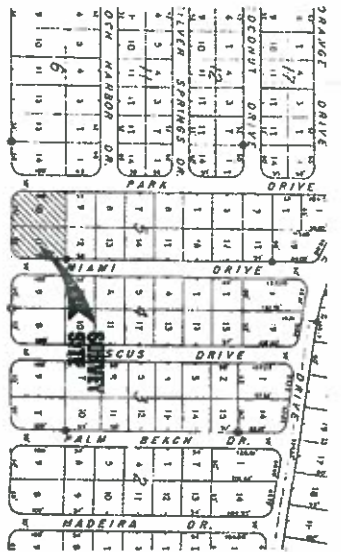
STRACENER TERRIE
61 SNAPPER AVENUE
KEY LARGO, FL 33037

VALE JAVIER & IDANIA & RUIZ LAZARO H T/C
5801 WEST 3RD AVENUE
HIALEAH, FL 33012

WILLIAMS SCOTT MICHAEL & PHYLLIS ANN
40 PALM BEACH DR
KEY LARGO, FL 33037

SCM 2.1 "MFEQ"

SALE PRICE = 201



0454545-1154444.

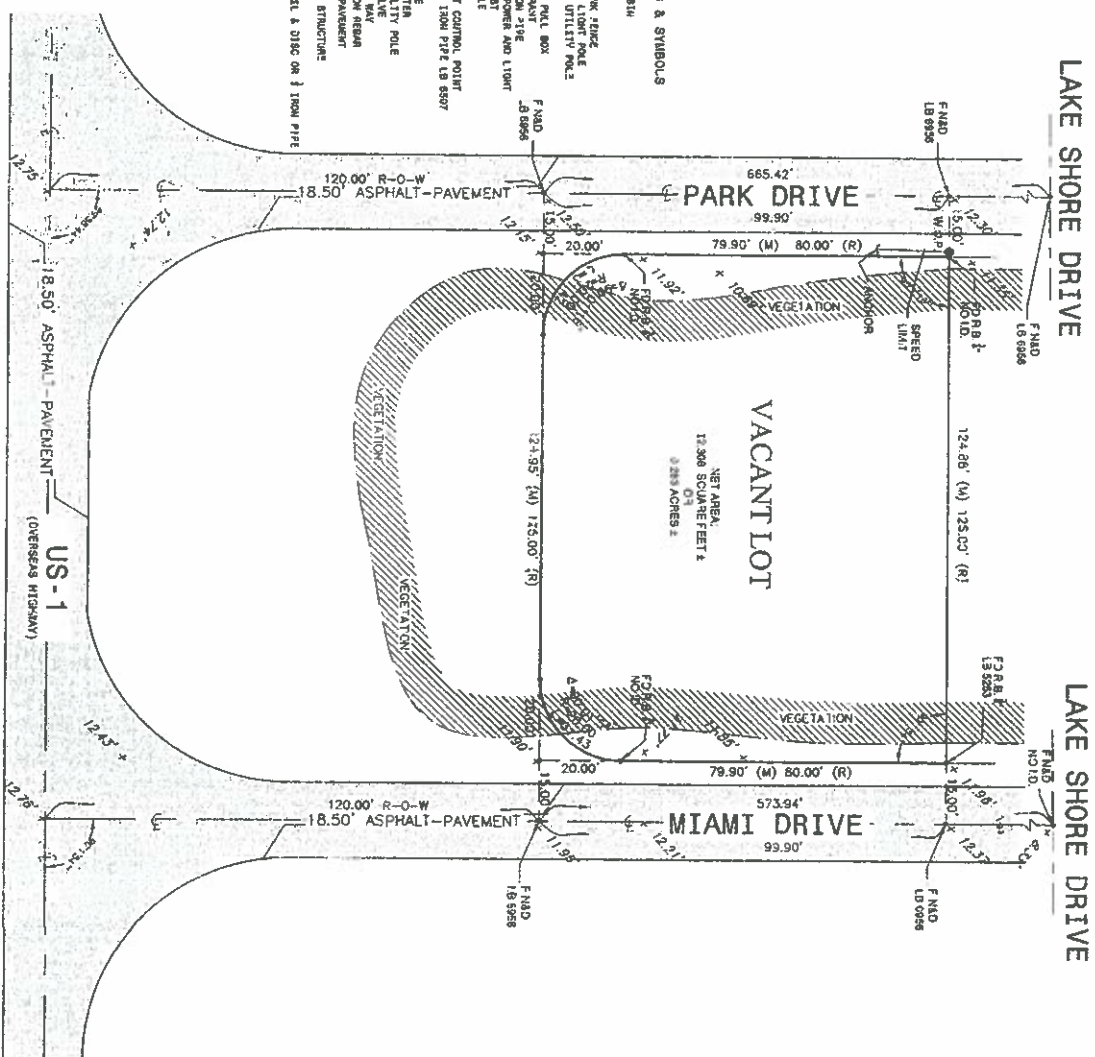
DESCRIPTION:
LOT 10 A 11 1/2 BLOCK 5 OF "KEY JARGO PARK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3 AT PAGE 13 OF THE PUBLIC RECORDS OF MOBILE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- [illegible]

ABBREVIATIONS & SYMBOLS

- 03 DATCH A431H
 04 CLEANER
 05 CLOTH
 06 SPIN LINK PEG
 07 CUP
 08 CONCRETE UTILITY POLE
 09 CUP
 10 ELCTRIC LIGHT BOX
 11 THE WINDYAT
 12 F.I.P.
 13 FOUN 1000 PHE
 14 G.L.L.
 15 QUAD POLE
 16 QUAD POLE
 17 TLOUT POLE
 18 LP
 19 SHADBLE
 20 SHADBLE
 21 S.F.P.
 22 S.F. 1000 PHE LB 8007
 23 STEELKUP
 24 TEL
 25 TELEPHONE
 26 WASH BATH
 27 WASH BATH
 28 WASH BATH
 29 WASH VALVE
 30 WASH VALVE
 31 R-0-3
 32 FOUN 1000 PHE
 33 TA-3-3
 34 ASPHALT PAVEMENT
 35
 36 DOWNGRADE STRUCTURE
 37
 38 FOUN 1000 PHE LB 1000 PHE



TRI-COUNTY ENGINEERING, INC.
ENGINEERS • ARCHITECTS • SURVEYORS & MAPPERS
CERTIFICATES: EB-6706, AA-2777, LB-6801, F.C.RNDA
7729 NW 146th St.
Miami Lakes, Florida 33010
Ph: (305) 873-3117
Fax: (305) 873-3172

HEREBY CERTIFY THAT A SURVEY OF THE PROPERTY AS DESCRIBED IN THE FOREGOING PARTION HAS BEEN MADE UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

I FURTHER CERTIFY THAT NO VISIBLE ENCROACHMENTS EXIST EXCEPT AS SHOWN.

NOTE: NOT A VALID SURVEY WITHOUT THE SIGNATURE AND CHIEF OF SEAL OF A FLORIDA REGISTERED ALTRUIST AND CHAPTER

140	03
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JOSE M. OPEZ, D.S. M4B491

RECEIVED
JAN 29 2009
BY: CJT

29007 Sanabria Varance Location Map

PREPARED FOR:	DATE OF FIELD WORK	ORDER	DRAWN BY	FB
PABLO WANGA	10/5/2005	050927	JML2	0502-29

VARIANCE REQUEST PER SECTION 9.5.5.24 MCC

PROPOSED DEVELOPMENT

WE ARE PROPOSING DEVELOPMENT OF A TWO STORY BUILDING WITH 1,900 SQUARE FEET OF COMMERCIAL RETAIL OFFICE SPACE ON THE FIRST FLOOR AND THREE (3) APARTMENT HOUSING UNITS ON THE SECOND FLOOR ALONG WITH EIGHT (8) PARKING SPACES ONE OF WHICH WILL BE ALLOCATED HANDICAP ACCESSIBLE.

DESCRIPTION OF VARIANCE REQUEST

WE ARE REQUESTING THE FOLLOWING: A REDUCTION TO TWO (2) OF THE THREE (3) REQUIRED FRONT YARD SETBACKS, A REDUCTION TO THE SCENIC CORRIDOR BUFFER, AND REQUEST TO WAIVE THE LOADING ZONE REQUIREMENT. THE TABLE BELOW DETAILS OUR REQUEST.

TYPE #	CODE	SECTION	STANDARD DISTANCE (FEET)	PROPOSED DISTANCE (FEET)	REASON FOR VARIANCE	REQUIREMENT
1	0.1	STREET	25	15	ADJ. DRIVE	15
2	0.1	STREET	25	15	ADJ. DRIVE	15
3	0.1	STREET	25	15	ADJ. DRIVE	15
4	0.1	STREET	25	15	ADJ. DRIVE	15
5	0.1	STREET	25	15	ADJ. DRIVE	15
6	0.1	STREET	25	15	ADJ. DRIVE	15
7	0.1	STREET	25	15	ADJ. DRIVE	15
8	0.1	STREET	25	15	ADJ. DRIVE	15
9	0.1	STREET	25	15	ADJ. DRIVE	15
10	0.1	STREET	25	15	ADJ. DRIVE	15
11	0.1	STREET	25	15	ADJ. DRIVE	15
12	0.1	STREET	25	15	ADJ. DRIVE	15
13	0.1	STREET	25	15	ADJ. DRIVE	15
14	0.1	STREET	25	15	ADJ. DRIVE	15
15	0.1	STREET	25	15	ADJ. DRIVE	15
16	0.1	STREET	25	15	ADJ. DRIVE	15
17	0.1	STREET	25	15	ADJ. DRIVE	15
18	0.1	STREET	25	15	ADJ. DRIVE	15
19	0.1	STREET	25	15	ADJ. DRIVE	15
20	0.1	STREET	25	15	ADJ. DRIVE	15
21	0.1	STREET	25	15	ADJ. DRIVE	15
22	0.1	STREET	25	15	ADJ. DRIVE	15
23	0.1	STREET	25	15	ADJ. DRIVE	15
24	0.1	STREET	25	15	ADJ. DRIVE	15
25	0.1	STREET	25	15	ADJ. DRIVE	15
26	0.1	STREET	25	15	ADJ. DRIVE	15
27	0.1	STREET	25	15	ADJ. DRIVE	15
28	0.1	STREET	25	15	ADJ. DRIVE	15
29	0.1	STREET	25	15	ADJ. DRIVE	15
30	0.1	STREET	25	15	ADJ. DRIVE	15
31	0.1	STREET	25	15	ADJ. DRIVE	15
32	0.1	STREET	25	15	ADJ. DRIVE	15
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34	0.1	STREET	25	15	ADJ. DRIVE	15
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36	0.1	STREET	25	15	ADJ. DRIVE	15
37	0.1	STREET	25	15	ADJ. DRIVE	15
38	0.1	STREET	25	15	ADJ. DRIVE	15
39	0.1	STREET	25	15	ADJ. DRIVE	15
40	0.1	STREET	25	15	ADJ. DRIVE	15
41	0.1	STREET	25	15	ADJ. DRIVE	15
42	0.1	STREET	25	15	ADJ. DRIVE	15
43	0.1	STREET	25	15	ADJ. DRIVE	15
44	0.1	STREET	25	15	ADJ. DRIVE	15
45	0.1	STREET	25	15	ADJ. DRIVE	15
46	0.1	STREET	25	15	ADJ. DRIVE	15
47	0.1	STREET	25	15	ADJ. DRIVE	15
48	0.1	STREET	25	15	ADJ. DRIVE	15
49	0.1	STREET	25	15	ADJ. DRIVE	15
50	0.1	STREET	25	15	ADJ. DRIVE	15
51	0.1	STREET	25	15	ADJ. DRIVE	15
52	0.1	STREET	25	15	ADJ. DRIVE	15
53	0.1	STREET	25	15	ADJ. DRIVE	15
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63	0.1	STREET	25	15	ADJ. DRIVE	15
64	0.1	STREET	25	15	ADJ. DRIVE	15
65	0.1	STREET	25	15	ADJ. DRIVE	15
66	0.1	STREET	25	15	ADJ. DRIVE	15
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68	0.1	STREET	25	15	ADJ. DRIVE	15
69	0.1	STREET	25	15	ADJ. DRIVE	15
70	0.1	STREET	25	15	ADJ. DRIVE	15
71	0.1	STREET	25	15	ADJ. DRIVE	15
72	0.1	STREET	25	15	ADJ. DRIVE	15
73	0.1	STREET	25	15	ADJ. DRIVE	15
74	0.1	STREET	25	15	ADJ. DRIVE	15
75	0.1	STREET	25	15	ADJ. DRIVE	15
76	0.1	STREET	25	15	ADJ. DRIVE	15
77	0.1	STREET	25	15	ADJ. DRIVE	15
78	0.1	STREET	25	15	ADJ. DRIVE	15
79	0.1	STREET	25	15	ADJ. DRIVE	15
80	0.1	STREET	25	15	ADJ. DRIVE	15
81	0.1	STREET	25	15	ADJ. DRIVE	15
82	0.1	STREET	25	15	ADJ. DRIVE	15
83	0.1	STREET	25	15	ADJ. DRIVE	15
84	0.1	STREET	25	15	ADJ. DRIVE	15
85	0.1	STREET	25	15	ADJ. DRIVE	15
86	0.1	STREET	25	15	ADJ. DRIVE	15
87	0.1	STREET	25	15	ADJ. DRIVE	15
88	0.1	STREET	25	15	ADJ. DRIVE	15
89	0.1	STREET	25	15	ADJ. DRIVE	15
90	0.1	STREET	25	15	ADJ. DRIVE	15
91	0.1	STREET	25	15	ADJ. DRIVE	15
92	0.1	STREET	25	15	ADJ. DRIVE	15
93	0.1	STREET	25	15	ADJ. DRIVE	15
94	0.1	STREET	25	15	ADJ. DRIVE	15
95	0.1	STREET	25	15	ADJ. DRIVE	15
96	0.1	STREET	25	15	ADJ. DRIVE	15
97	0.1	STREET	25	15	ADJ. DRIVE	15
98	0.1	STREET	25	15	ADJ. DRIVE	15
99	0.1	STREET	25	15	ADJ. DRIVE	15
100	0.1	STREET	25	15	ADJ. DRIVE	15

DEVELOPMENT LOCATION MAP
LOCATED IN THE SOUTH EAST CORNER OF THE PLAT TRACT 48
RECORDED IN PLAT BOOK 1 AT PAGE 13 OF THE PUBLIC RECORDS OF HERRING COUNTY, ALA.
PLAT 48



PROPERTY LOCATION MAP
N.T.S.

SITE DATA

Zoning: Suburban Commercial (SC)
FLUM: Mixed Use Commercial (MUC)
TIER: II

ITEM	DESCRIPTION	QUANTITY	UNIT
1	GRASSY AREA	1.00	ACRES
2	PAVED AREA	1.00	ACRES
3	WOODED AREA	1.00	ACRES
4	WATER	1.00	ACRES
5	ROAD	1.00	ACRES
6	UTILITY	1.00	ACRES
7	SETBACK	1.00	ACRES
8	SCENIC CORRIDOR BUFFER	1.00	ACRES
9	LOADING ZONE	1.00	ACRES
10	STREET	1.00	ACRES
11	ADJ. DRIVE	1.00	ACRES
12	ADJ. DRIVE	1.00	ACRES
13	ADJ. DRIVE	1.00	ACRES
14	ADJ. DRIVE	1.00	ACRES
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19	ADJ. DRIVE	1.00	ACRES
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31	ADJ. DRIVE	1.00	ACRES
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41	ADJ. DRIVE	1.00	ACRES
42	ADJ. DRIVE	1.00	ACRES
43	ADJ. DRIVE	1.00	ACRES
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51	ADJ. DRIVE	1.00	ACRES
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91	ADJ. DRIVE	1.00	ACRES
92	ADJ. DRIVE	1.00	ACRES
93	ADJ. DRIVE	1.00	ACRES
94	ADJ. DRIVE	1.00	ACRES
95	ADJ. DRIVE	1.00	ACRES
96	ADJ. DRIVE	1.00	ACRES
97	ADJ. DRIVE	1.00	ACRES
98	ADJ. DRIVE	1.00	ACRES
99	ADJ. DRIVE	1.00	ACRES
100	ADJ. DRIVE	1.00	ACRES

PARKING CALCULATIONS

ITEM	DESCRIPTION	QUANTITY	UNIT
1	GRASSY AREA	1.00	ACRES
2	PAVED AREA	1.00	ACRES
3	WOODED AREA	1.00	ACRES
4	WATER	1.00	ACRES
5	ROAD	1.00	ACRES
6	UTILITY	1.00	ACRES
7	SETBACK	1.00	ACRES
8	SCENIC CORRIDOR BUFFER	1.00	ACRES
9	LOADING ZONE	1.00	ACRES
10	STREET	1.00	ACRES
11	ADJ. DRIVE	1.00	ACRES
12	ADJ. DRIVE	1.00	ACRES
13	ADJ. DRIVE	1.00	ACRES
14	ADJ. DRIVE	1.00	ACRES
15	ADJ. DRIVE	1.00	ACRES
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38	ADJ. DRIVE	1.00	ACRES
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40	ADJ. DRIVE	1.00	ACRES
41	ADJ. DRIVE	1.00	ACRES
42	ADJ. DRIVE	1.00	ACRES
43	ADJ. DRIVE	1.00	ACRES
44	ADJ. DRIVE	1.00	ACRES
45	ADJ. DRIVE	1.00	ACRES
46	ADJ. DRIVE	1.00	ACRES
47	ADJ. DRIVE	1.00	ACRES
48	ADJ. DRIVE	1.00	ACRES

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29007 Samabia Vanaria C-2 Site plan